Return to:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

(1)

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
~~$165,000.00~~ SW
$166,000.00 SW

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of July, 2018.

NOTARY PUBLIC

My commission expires: 11/20/21

MARY FLUTY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Bill Garrett Davidson County
Batch# 126086 **DEEDWARR**
08/07/2018 11:41:06 AM 2 pgs
Fees: $13.00 Taxes: $614.20

20180807-0077597

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Matthew A. Burdette	NEW OWNER	164060B13700CO
(NAME)	(NAME)	
610 Bradburn Village Circle		
(ADDRESS)	(ADDRESS)	
~~Nashville~~, TN 37013		
~~Antioch~~ SW		

Warranty Deed

For and in Consideration of the sum of $165,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Gianfranco Trentin,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Matthew A. Burdette, unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 94 on the Plan of the Townhomes of Bradburn Village, Phase Three, as shown on Exhibit A of the Supplementary Declaration to Amend and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121109-0103798, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Linda Gangale Stoller, a married woman as her sole and seperate property bgy deed from Linda Gangale Stoller and Susan Stoller Gangale, Co-Trustees of the Gangale Stoller Family Trust UAD January 22, 2015, dated April 21, 2017 and recorded as Instrument No. 20170426-0040902. Linda Gangale Stoller having since died on September 1, 2017. See Order for Minument of Title of record as Instrument No. 20180424-0038344 and Will of record as Instrument No. 20180424-0038345 which convey title to Gianfranco Trentin.

This property is **improved** property known as: 610 Bradburn Village Circle, Nashville, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of July, 2018.

Gianfranco Trentin

STATE OF CALIFORNIA
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gianfranco Trentin, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of July, 2018.

Notary Public
My Commission Expires:

KELLY L. COLEMAN
COMM. #2244311
Notary Public - California
San Diego County
My Comm. Expires May 28, 2022

NRO1 NRO1

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122